



**RETAIL SPACE FOR LEASE
6904 GLENWOOD AVE
RALEIGH, NC 27612**

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Property Overview

6904 GLENWOOD AVENUE, RALEIGH, NC

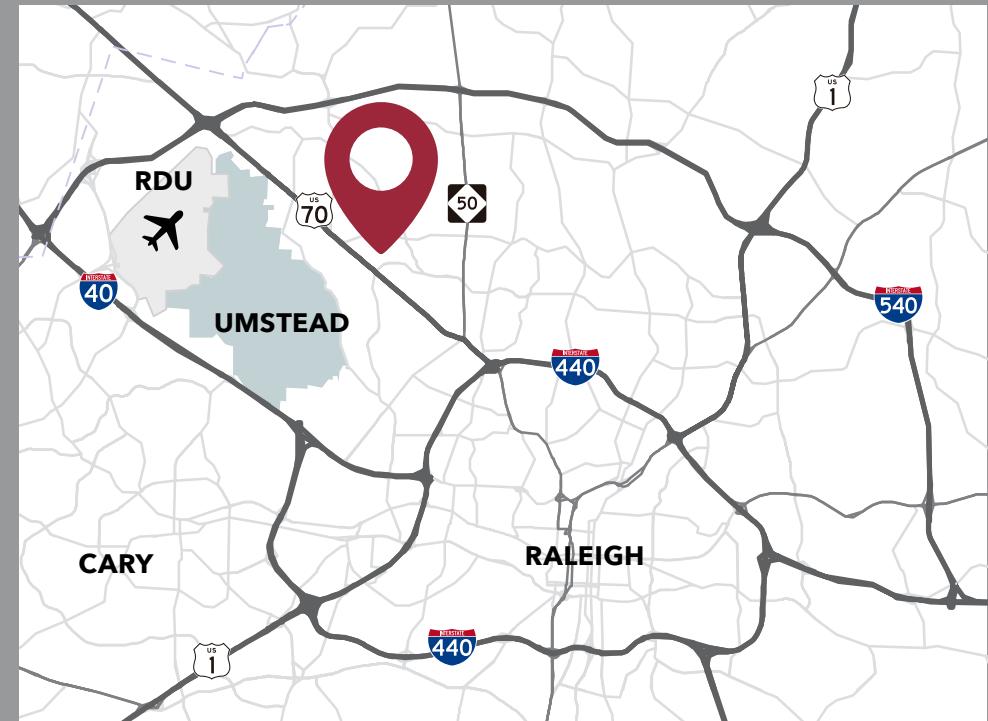
6904 GLENWOOD AVENUE is located just off Glenwood Avenue and Millbrook Rd and shares access to the two major roads. The immediate area includes numerous national tenant neighbors, such as McDonald's, Wells Fargo, FedEx, NTB and Walgreens.

PROPERTY HIGHLIGHTS

- 10,000 SF retail strip center
- Traffic counts:
 - 43,000 VPD on Glenwood Avenue
 - 15,000 VPD on W Millbrook Road
- Shopping center adjacent to property with numerous restaurants and other walkable amenities

AVAILABILITY

- Suite 112: 5,000 SF Church
- Lease rate: \$22.50/SF NNN
- TICAM: \$4.50/SF



Church Space

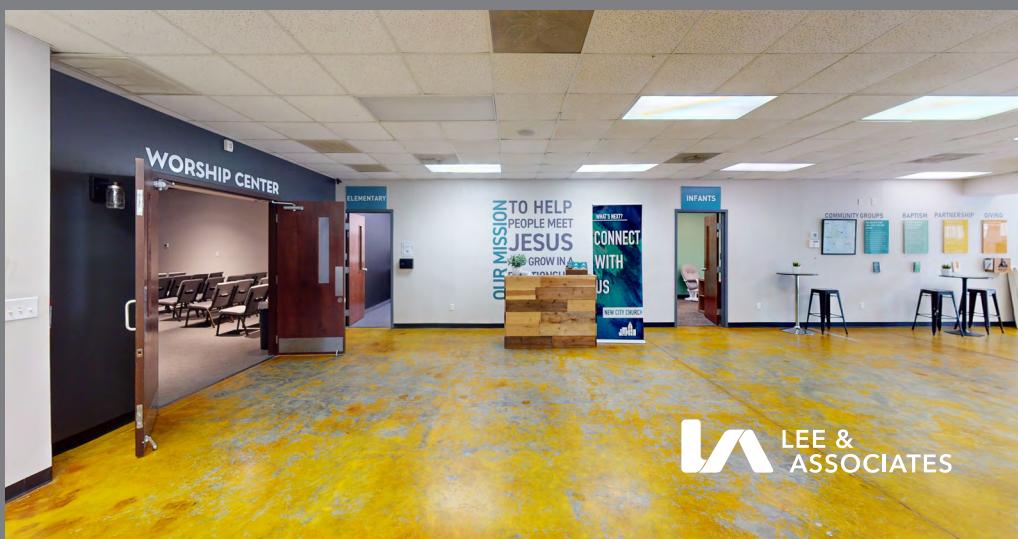
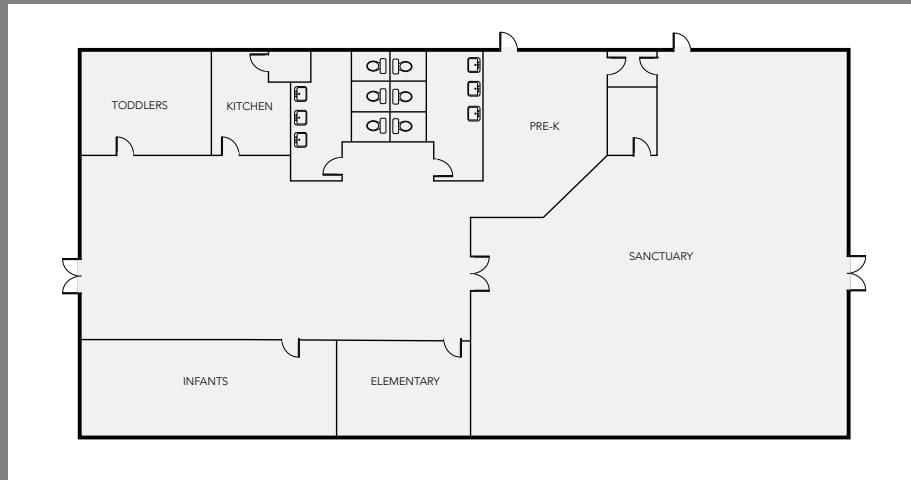
SUITE 112 FEATURES

- » 5,000 SF
- » 140-seat sanctuary
- » Sound board and lighting
- » Teen room, child room and toddler room
- » Polished concrete in the common area

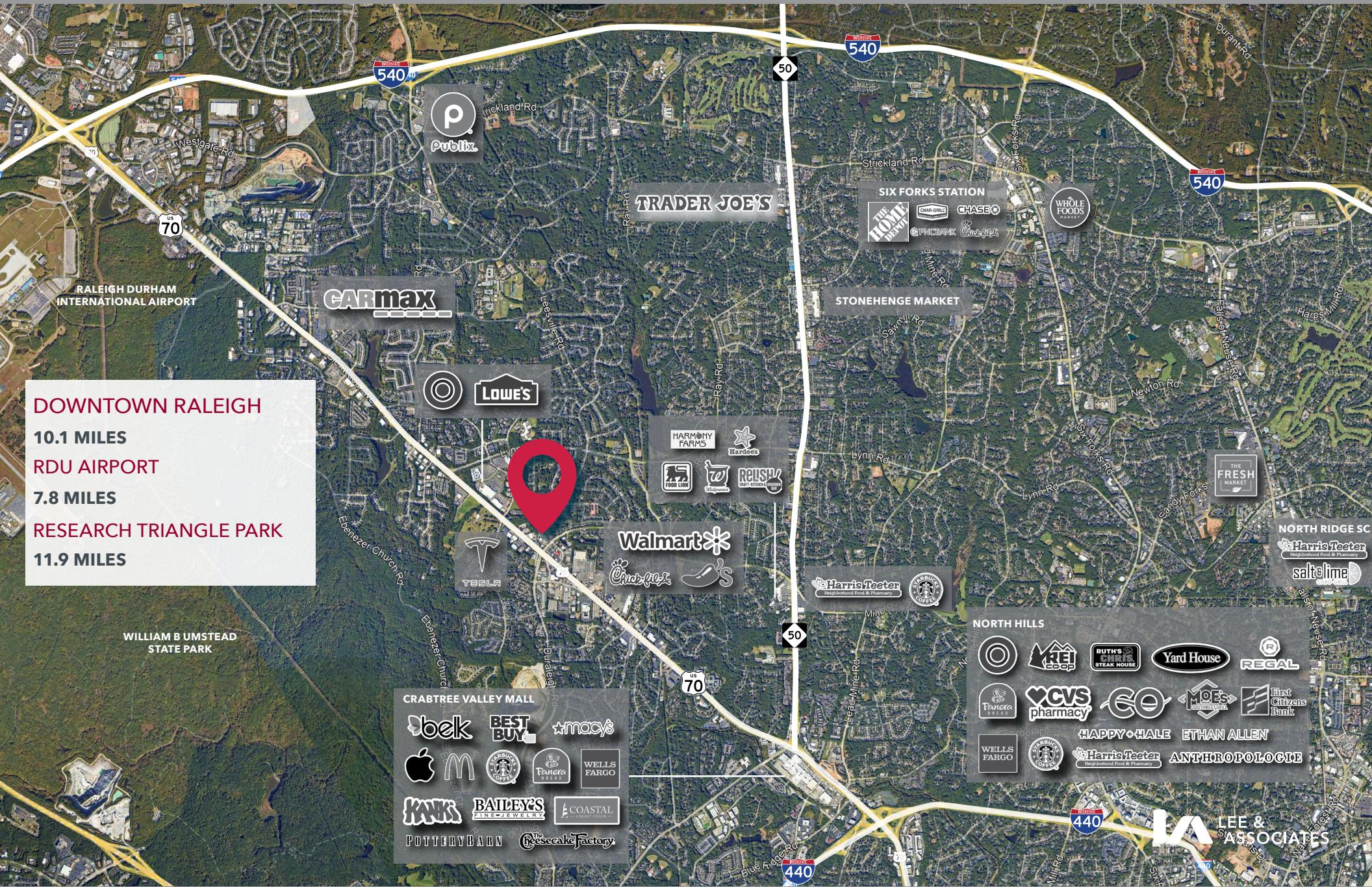
VIRTUAL TOUR



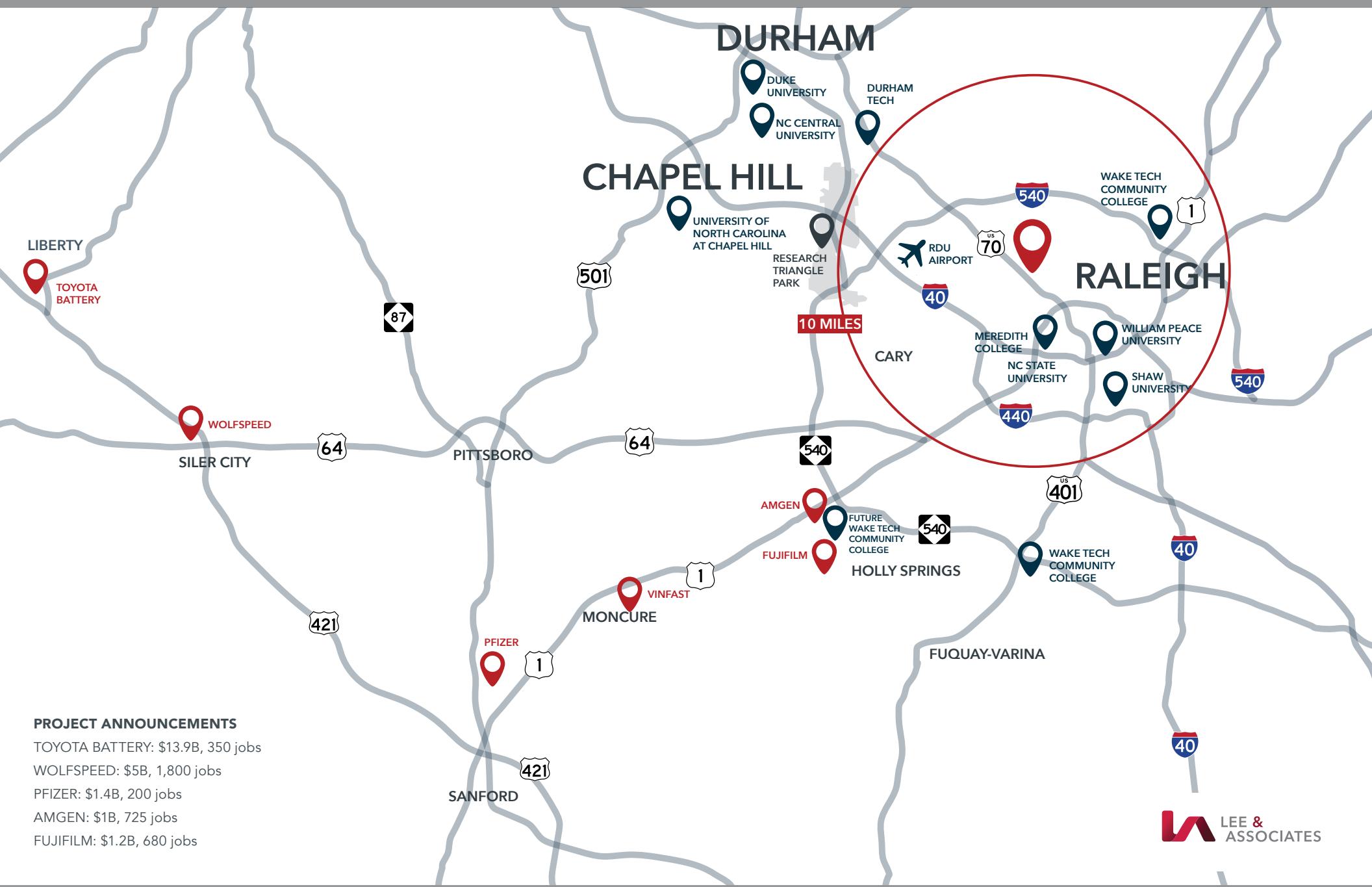
SUITE 112



Area Amenities



Raleigh Durham Information



Demographics

	1 MILE	3 MILES	5 MILES
Population (2024)	13,674	71,446	159,873
Daytime Population	11,915	67,480	210,270
Median Age	36.3	38.0	34.3
Average Household Income	\$121,962	\$140,617	\$147,304
Average Home Value	\$588,933	\$601,293	\$628,722
Bachelor's Degree or Higher	62.9%	67.2%	69.0%

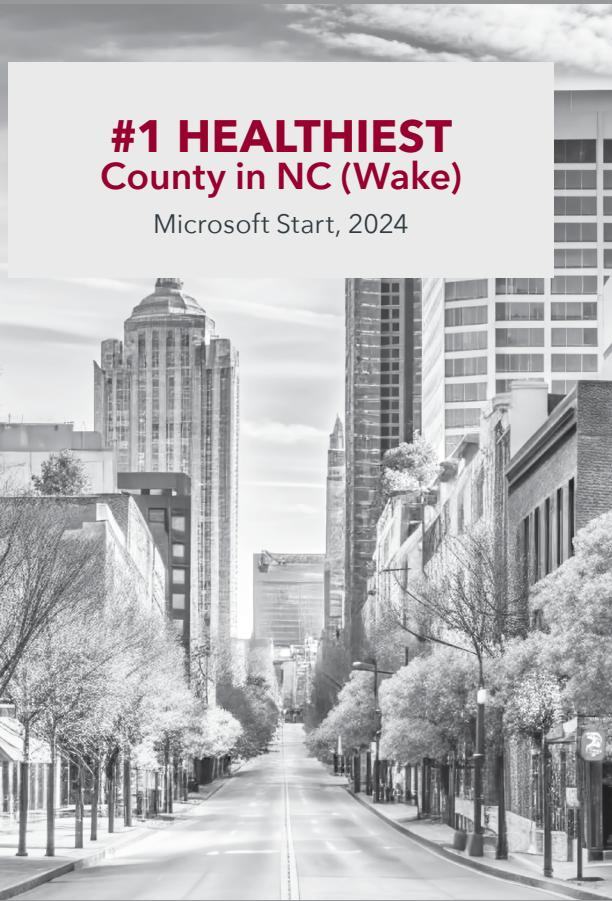
Wake County is the largest county in the Research Triangle region of North Carolina and is home to Raleigh, North Carolina's state capital. This dynamic region is home to a wide range of businesses, including Fortune 500 giants and thousands of small and mid-sized companies in the life science and technology industries.

As one of the nation's fastest-growing regions, Wake County offers the ideal blend of cost, comfort, and culture, plus thousands of diverse jobs. Wake County is home to more than one million people, and 13 different communities spread across 850 square miles. The region adds 64 new people every day, 43 of which move here and 21 are born here. With nearly half of the population having a bachelor's degree or higher, which is almost double the state and national average, Wake County is one of the best places to live in work in the world.



#1 BEST
Performing Large City
(Raleigh)

Milken Institute, 2025



#1 HEALTHIEST
County in NC (Wake)

Microsoft Start, 2024



#3 BEST STATE
Capital to Live in (Raleigh)

WalletHub, 2025



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